

MALDON DISTRICT COUNCIL
ENVIRONMENTAL SERVICES
TOURING CARAVAN SITE LICENCE
CONDITIONS

Reference document: Caravan Sites and Control of Development Act 1960.
Section 5.
Department of the Environment Circular 23/83.
Model Standards for Touring Caravan Sites 1983

Conditions to be attached to site licence in respect of..... (Site)
shown edged in red on the attached plan.

DEFINITION

- 1 "Caravan" shall have the meaning attributed to it in Part 1 of the Caravan Sites and Control of Development Act 1960.

DENSITY

1. Site density shall not exceed 75 units (caravans or motor caravans) per hectare (30 units per acre) calculated on the basis of the useable area rather than the total site area (i.e. excluding crags, lakes, roads communal services etc.) provided that, where tent camping is also permitted the maximum number of units stationed on the site at any one time shall be reduced by the number of pitches occupied by main tents stationed for human habitation.

2. Where the number of units on the site is to be limited by condition, it may be appropriate to prescribe maxima by reference to specified periods so as to permit up to 10% more units during peak holiday periods as may be agreed between this Authority and the licence holder without the provision of additional facilities, provided that:

- (i) the provisions of point 1 above are complied with: and
- (ii) the standards relating to spacing, as set out below are complied with.

SPACING

3. Every unit shall be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres shall be permitted between units in any circumstances.
4. Vehicles and other ancillary equipment shall be permitted within the 6 metres spacing between units in separate family occupation but, in order to restrict the spread of fire, there shall always be a 3 metres clear space within the 6 metres separation.
5. Emergency vehicles shall be able to secure access at all times to within 90 metres of any unit on the site.

DRINKING WATER SUPPLY AND WASTE WATER DISPOSAL

6. There shall be an adequate supply of drinking water. Each pitch on a site shall be no further than 90 metres from a water tap. At each tap there shall be a soakaway or gulley.
7. Waste water disposal points shall be provided so that each pitch is no further than 90 metres from the waste water disposal point. The appropriate Water Authority shall be consulted about arrangement for disposal of water likely to be contaminated.

TOILETS: WCs AND CHEMICAL CLOSETS

8. The scale of provision shall be 1 WC and 1 urinal for men and 2 WCs for women per 30 pitches and their location shall be to the satisfaction of this Authority. The pro rata scale can be reduced where sites have over 120 pitches (see 9 below). Toilets may not be justified where sites have less than 10 pitches but on sites with between 10 and 30 pitches at least one WC and 1 urinal for men and 2 WCs for women shall be provided.
9. Where the provision of WCs is not feasible or justified entry shall be confined to units with their own toilets or chemical closets shall be provided.

DISPOSAL POINTS FOR CHEMICAL CLOSETS

10. Whether or not WCs are provided, a properly designed disposal point for the contents of chemical closets shall be provided together with an adjacent adequate supply of water for cleansing containers. The method of disposal will need to be considered in the light of the particular circumstances and shall be to the satisfaction of this Authority and the appropriate Water Authority. Where appropriate, the water supply shall be clearly labelled as non-potable.

WASHING POINTS

11. There shall be a minimum of 4 wash basins supplied with water per 30 units; 2 each for men and women. They shall be adjacent to the toilets.

HOT WATER: SHOWERS

12. Showers are not obligatory on sites with less than 70 pitches. If showers are required, provision shall be on the basis of 1 shower per 25 pitches and hot water shall be available.

DISABLED PERSONS

13. Particular consideration shall be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

ELECTRICAL INSTALLATIONS

14. Where there is an electrical installation other than Electricity Board works and circuits subject to Regulations under Section 60 of the Electricity Act 1947, it shall be installed to the requirements of the Institution of Electrical Engineers' Regulations for Electrical Installations (the IEE Wiring Regulations) for the time being in force and, where appropriate, to the standard acceptable for the Electricity (Overhead Lines) Regulations 1970. SI 1970 No. 1355. Any installation shall be maintained in such a way as to prevent danger as far as reasonably practicable and shall be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations.

REFUSE DISPOSAL

15. Adequate provision shall be made for the storage, collection and disposal of refuse. (It is expected that site operators shall normally be able to meet their responsibilities by making arrangements with the local authority.)

FIRE PRECAUTIONS

16. No unit shall be further than 90 metres away from a fire point, at each fire point there shall be two water (gas expelled) extinguishers each of 10 litres capacity and complying with British Standard 5423:1980, together with a means of raising the alarm in the event of a fire (e.g. A manually operated sounder, gong or hand operated siren). All fire fighting equipment susceptible to damage by frost shall be suitably protected.

17. Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters, of a type used by the Forestry Commission, shall be provided at each fire point.

18. The fire points shall be clearly marked and easily accessible. All fire fighting equipment shall be maintained in working order and kept available for use and for inspection by this Authority.

19. Each fire point shall exhibit a conspicuous notice indicating the action to be taken in case of fire and the location of the nearest telephone. The notice shall include the following:-

<p style="text-align: center;">"ON DISCOVERING A FIRE"</p> <ol style="list-style-type: none">1. Raise the alarm2. Ensure the affected unit is evacuated3. Call the Fire Service (the nearest telephone is sited.....)4. If practicable attack the fire using the fire fighting equipment provided

LIQUEFIED PETROLEUM GAS (LPG)

20. Arrangements for the storage of Liquefied Petroleum Gas (LPG) on the site shall be in accordance with national Code or Practice and regulations.

SITE NOTICES

21. A sign indicating the name of the site shall be displayed at the site entrance.

22. Notices shall be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the police, fire authority, ambulance and local doctors can be contacted; and the location of the nearest public telephone. Where practicable a telephone shall be provided on the site and the full address of the site shall be displayed near the telephone.

23. At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.

24. At sites with overhead electric lines, warning notices shall be displayed on the supports for the lines and at the site entrance. Where appropriate, these shall warn against the danger of contact between the lines and the masts of yachts or dinghies.

25. A copy of the site licence with its conditions shall be displayed prominently on the site.

Signed:

Dated: